



PLANNING COMMISSION MEETING AGENDA WEDNESDAY, OCTOBER 2, 2019

Brian Andersen
Carl Bloomfield
David Cavenee

Noah Mundt
Scott September
Jan Simon

Les Smith
Philip Alibrandi, *Alternate*
Nathan Mackin, *Alternate*

**Gilbert Municipal Center
Council Chambers
50 E. Civic Center Drive
Gilbert, Arizona**

**Study Session: 5:00 p.m.
Regular Meeting: 6:00 p.m.**

TIME	AGENDA ITEM
	The Planning Commission also acts as the Design Review Board
5:00 P.M.	CALL TO ORDER STUDY SESSION
	1. Oath of Office: Planning Commissioner Noah Mundt Planning Commissioner Scott September Planning Commissioner Jan Simon Planning Commissioner Alternate Philip Alibrandi Planning Commissioner Alternate Nathan Mackin
	2. Elect Chair and Vice-Chair
	3. Appoint Zoning Hearing Officer and Alternate Zoning Hearing Officer
	4. DR19-117 COPENHAGEN EAST VALLEY: Site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials for approximately 2.68 acres, generally located on the northwest corner of Santan Village Parkway and Coronado Road, and zoned Regional Commercial (RC). Stephanie Bubenheim (480) 503-6625.
	5. Z19-17 BERGE VAL VISTA NORTH: Request to rezone approximately 149 acres of real property generally located at the northwest corner of Val Vista Drive and Ocotillo Road from Town of Gilbert Single Family 35 (SF-35) zoning district to: 28.09 acres of Town of Gilbert Single Family -8 (SF-8), 28.57 acres of Town of Gilbert Single Family -7 (SF-7), 23.16 acres of Town of Gilbert Single Family - 6 (SF-6), and 69.06 acres of Town of Gilbert Single Family Detached (SF-D), all with a Planned Area Development overlay zoning district. Nathan Williams (480) 503-6805.
	6. DR19-132 CULVER'S FROZEN CUSTARD: Site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials, for approximately 2.3 acres, generally located at the southwest corner of Val Vista Drive and Willis Road, and zoned Regional Commercial (RC). Sydney Bethel (480) 503-6721.
	7. ST19-06 SOMERSET: Three (3) new Standard Plans (2B, 4B and 6B) by Blandford Homes for 41 Lots on approximately 5.4 acres generally located south of the southeast corner of Pecos Road and Greenfield Road and zoned Single Family-10 (SF-10). Keith Newman (480) 503-6812.

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	8. DR19-133 GILBERT SPECTRUM BUILDING 5: Site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials, for approximately 8.46 acres, generally located west of the southwest corner of McQueen and Elliot Roads, and zoned Light Industrial (LI) with a Planned Area Development (PAD) overlay. Stephanie Bubenheim (480) 503-6625.
	9. Discussion of Regular Meeting Agenda
	ADJOURN STUDY SESSION
6:00 P.M.	CALL TO ORDER REGULAR MEETING
	PLEDGE OF ALLEGIANCE
	ROLL CALL
	10. APPROVAL OF AGENDA
	COMMUNICATIONS
	11. Communications from Citizens At this time, members of the public may comment on matters within the jurisdiction of the Town but not on the agenda. The Commission/Board response is limited to responding to criticism, asking staff to review a matter commented upon, or asking that a matter be put on a future agenda.
	12. Report from Council Liaison on Current Events
	PUBLIC HEARING (CONSENT) All items listed below are considered the public hearing consent calendar. The Commission/Board may, by a single motion, approve any number of items where, after opening the public hearing, no person requests the item be removed from the consent calendar. If such a request is made, the Commission/Board shall then withdraw the item from the public hearing consent calendar for the purpose of public discussion and separate action. Other items on the agenda may be added to the consent calendar and approved under a single motion.
	13. S18-19 CADIZ: Request to approve a Preliminary Plat and Open Space Plan for the New Village Homes residential subdivision, for 50 home lots (Lots 1-50) on approx. 9.99 acres generally located south of the southeast corner of S. Greenfield and E. Germann Roads in the Single Family-Detached (SF-D) zoning district with a Planned Area Development (PAD) overlay. Josh Rogers (480) 503-6589.
	14. DR19-81 VEDURA SANTAN VILLAGE APARTMENTS: Site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials, for approximately 7.61 acres, generally located at the northeast corner of Santan Village Parkway and Coronado Road, and zoned Regional Commercial (RC) with a Planned Area Development (PAD) overlay. Stephanie Bubenheim (480) 503-6625.
	15. DR19-82 THE ACES OF GILBERT CAMPUS: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 4.8 acres, generally located at the southeast corner of Bluejay Drive and Galveston Street, and a proposed zoning of Neighborhood Office (NO) zoning district. Sydney Bethel (480) 503-6721.

TIME	<p style="text-align: center;">AGENDA ITEM</p> <p style="text-align: center;">The Planning Commission also acts as the Design Review Board</p>
	<p>16. DR19-98 (DR18-186-A) VAL VISTA AND QUEEN CREEK RETAIL: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 2.12 acres, generally located at the southwest corner of Queen Creek Road and Key Biscayne Drive, and zoned Shopping Center (SC) with a Planned Area Development (PAD) overlay. Sydney Bethel (480) 503-6721.</p>
	<p>17. UP19-40 POWER & RAY STORAGE-OUTDOOR: Request to approve a Conditional Use Permit for approximately 9.81 acres generally located at the northeast corner of Bluejay Drive and Orchid Lane to allow Storage, Personal Property (Outdoor) in the Light Industrial (LI) zoning district. Sydney Bethel (480) 503-6721. Continued to December 4, 2019</p>
	<p>18. UP19-41 POWER & RAY STORAGE-INDOOR: Request to approve a Conditional Use Permit for approximately 9.81 acres generally located at the northeast corner of Bluejay Drive and Orchid Lane to allow Storage, Personal Property (Indoor) in the Light Industrial (LI) zoning district. Sydney Bethel (480) 503-6721. Continued to December 4, 2019</p>
	<p>19. DR19-119 POWER & RAY STORAGE: Site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials, for approximately 9.81 acres, generally located at the northeast corner of Bluejay Drive and Orchid Lane, and zoned Light Industrial with a Planned Area Development (PAD) overlay. Sydney Bethel (480) 503-6721. Continued to December 4, 2019</p>
	<p>20. UP19-36 PHO MERCY MACRO: Request to approve a Conditional Use Permit for approximately 625 square feet located approx. 1500 feet east of Val Vista Drive along the San Tan Freeway corridor to permit a Wireless Communication Facility in the Public Facility/Institution (PF/I) zoning district. The effect will be to allow a 63 ft. high monopalm. Sydney Bethel (480) 503-6721.</p>
	<p>21. DR19-104 OFFICE/WAREHOUSE BUILDINGS LOTS 43 & 44: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 1.08 acres, generally located north of the northeast corner of Pasadena Street and Sunway Drive and zoned Light Industrial (LI) with a Planned Area Development (PAD) overlay. Sydney Bethel (480) 503-6721.</p>
	<p>PUBLIC HEARING (NON-CONSENT)</p> <p>Non-Consent Public Hearing items will be heard at an individual public hearing and will be acted upon by the Commission/Board by a separate motion. During the Public Hearings, anyone wishing to comment in support of or in opposition to a Public Hearing item may do so. If you wish to comment on a Public Hearing Item you must fill out a public comment form, indicating the Item Number on which you wish to be heard. Once the hearing is closed, there will be no further public comment unless requested by a member of the Commission/Board.</p>
	<p>22. DR19-83 SPRINGS AT COOLEY STATION: Site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials, for approximately 15.27 acres, generally located east of the northeast corner of Recker and Williams Field Road, and a proposed zoning of Multi-Family/Medium with a Planned Area Development (PAD) overlay. Sydney Bethel (480) 503-6721.</p>
	<p>23. DR19-93 BIG O TIRES: Site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials, for approximately 1.38 acres, generally located at the southeast corner of Higley and Williams Field Roads, and zoned Community Commercial. Josh Rogers (480) 503-6589.</p>

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	<p>24. GP18-09 NEC WARNER AND RECKER ROADS: Request for Major General Plan amendment to change the land use classification of approx. 124.8 acres of real property generally located at the northeast corner of Recker and Warner Roads from 28.4 acres of Business Park (BP), 87.5 acres of Light Industrial (LI) and 8.9 acres of Community Commercial (CC) to 18.2 acres of Residential > 8-14 DU/Acre (R>8-14du/ac), 10.4 acres of Residential > 5-8 DU/Acre (R>5-8du/ac), 65.6 acres of Residential > 3.5-5 DU/Acre (R>3.5-5du/ac), and 30.6 acres of Light Industrial (LI) land use classifications. Amy Temes (480) 503-6729.</p>
	<p>25. Z18-19 NEC WARNER AND RECKER ROADS: Request to amend Ordinance Nos. 2261, 2378, and 2448 pertaining to the Rockefeller Group North Gateway Planned Area Development overlay zoning district (PAD) generally located at the northeast corner of Recker and Warner Roads by removing from the PAD approx. 124.8 acres of real property consisting of 87.5 acres of Light Industrial (LI), 28.4 acres of Business Park (BP), and 8.9 acres of Community Commercial (CC) zoning districts; creating the NEC Warner and Recker Roads PAD, approving a new development plan for the NEC Warner and Recker Roads PAD; and changing the zoning classification of said real property from 87.5 acres of LI, 28.4 acres of BP, and 8.9 acres of CC, all with a PAD to 30.6 acres of Light Industrial (LI), 18.2 acres of Single Family - Attached (SF-A), 30.0 acres of Single Family – Detached (SF-D), 19.5 acres of Single Family – 6 (SF-6) and 26.5 acres of Single Family – 7 (SF-7) zoning district, all with the new NEC Warner and Recker Roads PAD. Amy Temes (480) 503-6729.</p>
	<p>26. Z19-04 LDC TEXT AMENDMENT – HERITAGE SIGN PLANS: Request to amend the Town of Gilbert Land Development Code, Chapter I Zoning Regulations, Division 4 General Regulations, Article 4.4 Sign Regulations, the Glossary of General Terms, and the Appendix 1 Graphics, to allow for a new type of rooftop sign in certain locations within the Heritage Village Center Zoning District. Sydney Bethel (480) 503-6721.</p>
	<p style="text-align: center;">ADMINISTRATIVE ITEMS</p> <p>Administrative Items are for the Commission/Board discussion and action. It is to the discretion of the majority of the Commission/Board regarding public input requests on any Administrative Item. Persons wishing to speak on an Administrative Item should complete a public comment form indicating the Item Number on which you wish to address. The Commission/Board may or may not accept public comment.</p>
	<p>27. Planning Commission Minutes - Consider approval of the minutes of:</p> <ul style="list-style-type: none"> a. Study Session & Regular Meeting of September 4, 2019 b. Special Meeting of September 17, 2019.
	<p style="text-align: center;">COMMUNICATIONS</p>
	<p>28. Report from Chairman and Members of the Commission on current events.</p>
	<p>29. Report from Planning Services Manager on current events.</p>
	<p style="text-align: center;">ADJOURN</p>

Persons needing any type of special accommodation are asked to notify the Town Clerk's Office at (480) 503-6871 at least 72 hours prior to the meeting.

The next meeting of the Planning Commission is a Regular Meeting, Wednesday, November 6, 2019, 6:00 PM, at the Gilbert Municipal Center, Council Chambers, 50 E. Civic Center Drive, Gilbert, AZ.

NOTICE TO PARENTS: Parents and legal guardians have the right to consent before the Town of Gilbert makes a video or voice recording of a minor child A.R.S. §1-602.A.9. Gilbert Planning Commission Meetings are recorded and may be viewed on Channel 11 and the Gilbert website. If you permit your child to participate in the Commission Meeting, a recording will be made. If your child is seated in the audience your child may be recorded, but you may request that your child be seated in a designated area to avoid recording. Please submit your request to the Town Clerk at (480) 503-6871.